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Sales • Lettings • Mortgages

Flat 2, Sperrin Place Silver Streak Way

Rochester, ME2 2GS

GEREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented one bedroom purpose-built ground-floor apartment, in the popular Medway Gate location of Strood, Rochester. Available with NO ONWARD CHAIN and vacant possession, this modern apartment boasts good size rooms throughout, patio doors opening onto a private area, a great size lounge/diner, and allocated off road parking to the rear of this modern and attractive looking building. Interest is sure to be strong in this perfectly formed one bedroom apartment, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Spacious hallway giving access to kitchen, lounge/diner, bedroom, bathroom, and two large storage cupboards, one of which houses the boiler.

Ideally located for the Medway Valley Park with all its amenities including a gym, restaurants and a cinema, A2/M2/M20 road links are a short drive away, as is Strood station with 40 minute fast services to London. Highly regarded schools for all age groups are also a short distance away.

Lease-107 years
Ground Rent- £250 p.a.
Service Charge- £851.92 p.a

Price Guide £160,000

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- ONE BEDROOM PURPOSE BUILT APARTMENT
- PRIVATE COMPACT PATIO AREA
- ALLOCATED OFF ROAD PARKING
- EPC AWAITED / COUNCIL TAX BAND B / LEASEHOLD
- GROUND FLOOR
- VACANT WITH NO CHAIN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND STATIONS TO LONDON
- SPACIOUS LOUNGE/DINER WITH PATIO DOORS
- GOOD CONDITION WITH LONG LEASE
- SHORT DRIVE TO SCHOOLS AND TOWN CENTRE WITH ALL AMENITIES

Hallway

4'5" x 7'2" (1.35m x 2.2m)
Surprisingly spacious hallway with laminate wood-effect flooring, bold colour walls, cupboard housing boiler, access to all rooms from here.

Kitchen

8'8" x 7'6" (2.65m x 2.3m)
Well appointed modern kitchen with neutral vinyl flooring and decor, good selection of wood-effect wall and floor cupboards, contrasting neutral worktops and splashback tiles, electric hob and oven, separate appliances possibly to stay, and downlighters.

Lounge/Diner

13'9" x 12'1" (4.2m x 3.7m)
Good size light room, double patio doors with windows either side leading out to a private paved area, neutral carpet and decor with feature wall.

Bedroom

10'4" x 10'0" (3.15m x 3.05m)
Good size double bedroom with neutral carpet and decor with feature wall, built-in wardrobe space, window to rear.

Bathroom

6'10" x 6'6" (2.1m x 2.0m)
With white suite consisting of bath with shower over, WC and basin built-in to vanity, vertical chrome radiator, partial white wall tiles with grey vinyl wood-effect flooring, mirror cabinet, built-in cupboard to side.

Communal Area

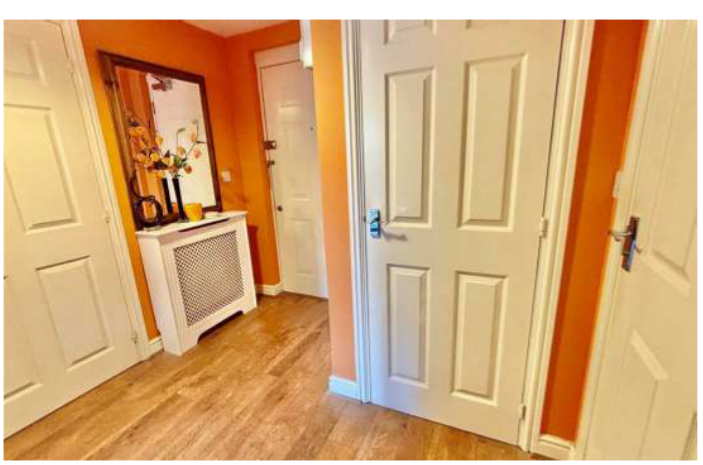
Secure entrance into well presented communal area with lift access for floors above, door to rear leading to the flat.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



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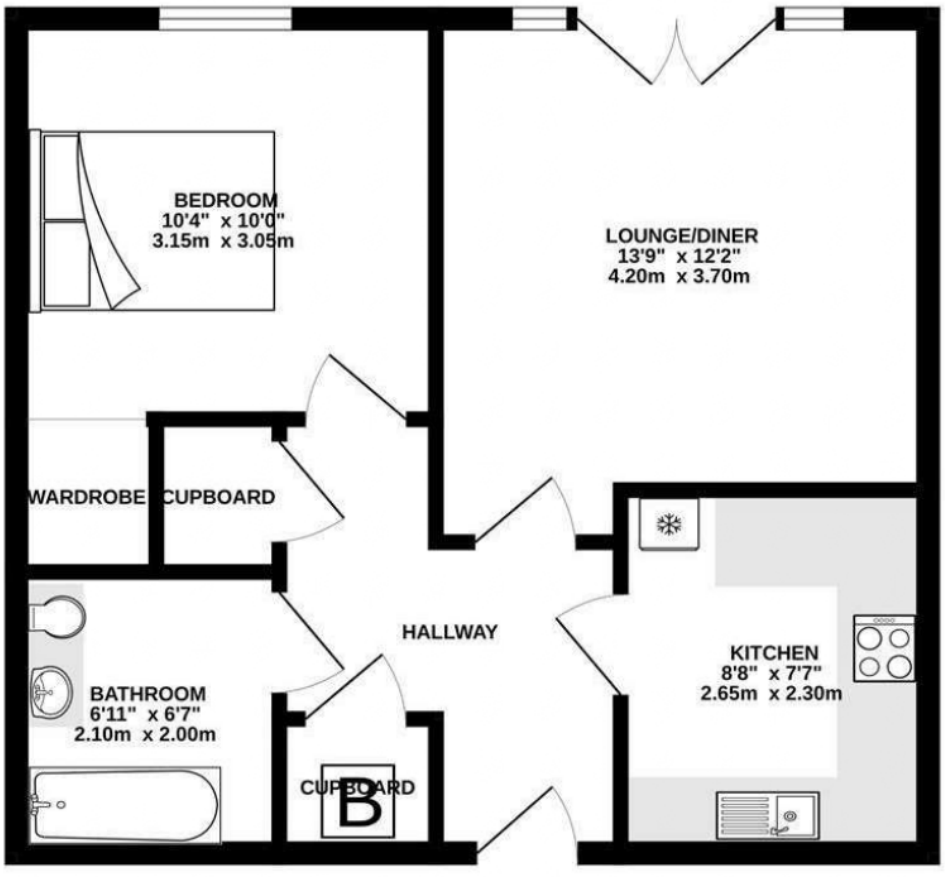
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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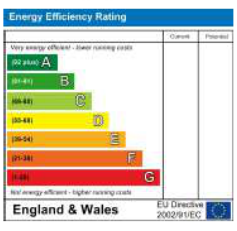

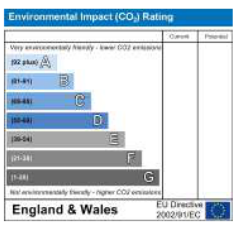

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160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk